



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

September 1, 2016

TO: Laura Shell, Chair
Doug Smith, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Mitch Glaser, Assistant Administrator
Current Planning Division

**SUPPLEMENTAL PUBLIC HEARING MATERIALS - ACCESS REQUIREMENTS
ORDINANCE - PROJECT NO. 2016-000921-(1-5) - ADVANCE PLANNING CASE NO.
RPPL2016001716 - HEARING DATE: SEPTEMBER 7, 2016 - ITEM NO. 8**

Please find attached correspondence received after the August 25, 2016 transmittal to your Commission as well as correspondence received prior to August 25, 2016 that was not included in the prior transmittal.

Pursuant to this correspondence and questions raised at the Association of Rural Town Councils meeting on August 24, 2016, staff recommends that the hearing regarding this matter be continued to January 11, 2017 to allow additional time for outreach to interested parties as well as necessary revisions to the draft ordinance. Accordingly a revised suggested motion is provided below.

REVISED SUGGESTED MOTION

I move that the Regional Planning Commission continue the public hearing regarding Project No. 2016-000921-(1-5) to January 11, 2017 to allow additional time for outreach to interested parties as well as necessary revisions to the draft ordinance.

For questions or additional information regard this matter, please contact Dean Edwards at (213) 974-6435 or dedwards@planning.lacounty.gov, Monday through Friday, 9:30 a.m. to 5:30 p.m.

MWG:de

Attachments

Mitch Glaser

From: Mitch Glaser
Sent: Wednesday, July 20, 2016 5:09 PM
To: '3pointsliebremountain@gmail.com'
Subject: September ARTC Meeting

Hi Susan:

Hope this note finds you well (and that this is the best email address for you). I wanted to touch base and see if there is any room on the September ARTC meeting agenda. I'd like to come and talk about our (relatively) new EPIC-LA system and how we can use it to better improve our communications with the Rural Town Councils. I'd also like to hear other ideas that folks may have. Also, I am involved with the upcoming Access Requirements Ordinance (see link below; will send you more info soon), which will impact many North County communities, and would be willing to answer questions about it. It's been awhile since I've attended a meeting and would appreciate this opportunity but we can certainly wait if September is already full. Please let me know when you have a chance.

http://planning.lacounty.gov/assets/upl/agenda/rpc_20160504-item8.pdf

Thanks,
Mitch

Mitch Glaser, AICP
Assistant Administrator
Current Planning Division
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov>
213-974-4971

Mitch Glaser

From: Three Points-Liebre Mountain Town Council <3pointsliebremountain@gmail.com>
Sent: Friday, July 29, 2016 9:49 AM
To: Mitch Glaser
Subject: Re: September ARTC Meeting

Mitch,

Good to hear from you. Hope you are well. I have an ARTC email address I actually check more frequently: ourartc@gmail.com

Thank you for the lead time. I will check with our other executive board members regarding scheduling you for the September meeting. One of my main concerns is knowing when the hearing will be scheduled. I would like the town councils to be able to present and then gather input from their constituents, and if necessary, be able to comment as individual councils, and also through the ARTC, if that is requested. I would like to share your email with the town councils on my contact list if that is okay.

Kind regards,
Susan

On Wed, Jul 20, 2016 at 5:09 PM, Mitch Glaser <mglaser@planning.lacounty.gov> wrote:

Hi Susan:

Hope this note finds you well (and that this is the best email address for you). I wanted to touch base and see if there is any room on the September ARTC meeting agenda. I'd like to come and talk about our (relatively) new EPIC-LA system and how we can use it to better improve our communications with the Rural Town Councils. I'd also like to hear other ideas that folks may have. Also, I am involved with the upcoming Access Requirements Ordinance (see link below; will send you more info soon), which will impact many North County communities, and would be willing to answer questions about it. It's been awhile since I've attended a meeting and would appreciate this opportunity but we can certainly wait if September is already full. Please let me know when you have a chance.

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Mitch Glaser

From: Jacki Ayer <airspecial@aol.com>
Sent: Friday, July 29, 2016 11:59 AM
To: Mitch Glaser
Cc: maryjohnson767@gmail.com
Subject: access ordinance

Hello Mitch!

I notice that when I look at the "draft ordinance" page on the DRP website, nothing comes up on the Access Ordinance. But when I search the drp website, a link pops up that says the ordinance is already drafted. Yet, when I click on the link, it just takes me back to the zoning page. Can you please send me a copy of the draft ordinance and also send a copy to the ATC email address.

I suspect that this ordinance generally only affects rural areas; how is it rural areas had no idea that this was coming and were never asked to comment on it before it was drafted so that we could have some say in the crafting of it? Where was the public outreach? I know you plan to go to the ARTC meeting in September, which means you plan to present it to the public, then get it through RPC then get it through the Board in just 2 months if you plan to get it done by Fall.

I would appreciate it if you would send it as soon as possible. I have cc'd Mary on the ADTC as well.

Thank you very much
Jacki

Mitch Glaser

From: Mitch Glaser
Sent: Friday, July 29, 2016 12:14 PM
To: Jacki Ayer
Cc: maryjohnson767@gmail.com; Dean Edwards
Subject: Re: access ordinance

Hi Jacki, the ordinance will be on the web site on Monday. I will send both of you a direct link. I will also provide more background. Absolutely will consider all comments and make revisions before RPC hearing. Thank you and have a good weekend.

Sent from my iPad

On Jul 29, 2016, at 11:59 AM, Jacki Ayer <airspecial@aol.com> wrote:

Hello Mitch!

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I would appreciate it if you would send it as soon as possible. I have cc'd Mary on the ADTC as well.

Thank you very much
Jacki

Mitch Glaser

From: Mitch Glaser
Sent: Monday, August 01, 2016 5:49 PM
To: 'Three Points-Liebre Mountain Town Council'; 'ourartc@gmail.com'
Subject: RE: September ARTC Meeting

Thanks Susan! As I mentioned, the main topic I'm hoping to discuss is our EPIC-LA system and how we can use it to improve communication and collaboration with the Rural Town Councils. But I can also answer questions about the Access Requirements Ordinance (ARO) if folks are interested. The RPC hearing is September 7 but the September ARTC meeting will occur before the BOS hearing. I received some questions about the ARO from Jacki and I will copy you on the response momentarily.

Please feel free to share any emails from me with the Rural Town Councils on your contact list. They should receive mailed notice regarding the ARO soon as long as their current snail mail address is up to date on our courtesy lists. I do not expect many comments but will certainly make sure they are all presented to the RPC and will make revisions to the ARO as necessary. I appreciate your help in getting the word out – this is one of the reasons why the ARTC is so important to Regional Planning and the other County departments. Thanks for all you do! I look forward to hearing from you regarding the September ARTC meeting. Please let me know if you have additional questions in the meantime.

Thanks,
Mitch

From: Three Points-Liebre Mountain Town Council [mailto:3pointsliebremountain@gmail.com]
Sent: Friday, July 29, 2016 9:49 AM
To: Mitch Glaser <mglaser@planning.lacounty.gov>
Subject: Re: September ARTC Meeting

Mitch,

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Thank you for the lead time. I will check with our other executive board members regarding scheduling you for the September meeting. One of my main concerns is knowing when the hearing will be scheduled. I would like the town councils to be able to present and then gather input from their constituents, and if necessary, be able to comment as individual councils, and also through the ARTC, if that is requested. I would like to share your email with the town councils on my contact list if that is okay.

Kind regards,
Susan

Mitch Glaser

From: Mitch Glaser
Sent: Monday, August 01, 2016 6:25 PM
To: Jacki Ayer
Cc: maryjohnson767@gmail.com; Dean Edwards; 'ourartc@gmail.com'
Subject: RE: access ordinance

Hi Jacki, as requested regarding the Access Requirements Ordinance (ARO):

LINKS

Direct link to latest draft ARO:

http://planning.lacounty.gov/assets/upl/data/aro_ord.pdf

Direct link to project page:

<http://planning.lacounty.gov/aro>

BACKGROUND

The basic background is provided in this memo to the Regional Planning Commission (RPC):

http://planning.lacounty.gov/assets/upl/case/2016-000921_rpc-memo.pdf

I will attempt to elaborate on the background in this email. Over the years, constituents who live in areas with disputed legal access have complained when the County has authorized new development or additions to existing development. Their primary concern was that the County was exacerbating the situation by not requiring proof of physical and legal access. The most recent example was in the Baker Canyon Road area in the unincorporated Santa Clarita Valley. The Department of Public Works' (DPW) Building and Safety Division has traditionally received these complaints because they issue the building permits. However, these complaints could also rightly be directed at the Department of Regional Planning (DRP) because we approve development prior to building permit issuance.

Beginning in late 2014, DPW, DRP, and County Counsel investigated this issue and found that San Bernardino County has an adopted ordinance to require proof of physical and legal access prior to development. Using that ordinance as a model, we began drafting an ordinance (now known as the ARO) with similar requirements. Our goal was to address previous constituent complaints and ensure safe and orderly development with minimal time and cost impact to applicants, especially those who were undertaking additions to existing development or disaster rebuilds (note the mandatory waiver provisions).

After briefing the Board of Supervisors (BOS) Planning Deputies, DRP asked the RPC to formally initiate the ARO (memo above). The latest draft ARO is now available for public review and comment prior to a public hearing before the RPC. The goal is to bring the ARO to a public hearing before the BOS on the same day as the regularly scheduled Building Code Update, which will reference the ARO. This way, if the BOS ultimately decides to adopt the ARO and concurrent Building Code Update, applicants will be advised of these requirements regardless of whether they start the process at DRP or at DPW.

The BOS Planning Deputies and RPC were advised that RPC hearing notices would be sent to all individuals and organizations on the DRP courtesy lists. Mailed RPC hearing notices will be received this week and RPC hearing packages were sent to several libraries throughout the County. Although you are correct that the ARO predominately affects rural areas, such as the unincorporated Santa Clarita Valley, unincorporated Antelope Valley, and unincorporated Santa Monica Mountains, it is a Countywide ordinance and DRP created a "parcel look-up" feature on the ARO Web Site so constituents could look up their parcels to see if they could be affected by the ARO. Other outreach activities were not undertaken due to the limited (6 pages only), specific, and highly technical nature of the ARO.

NEXT STEPS

The ARO will continue to evolve as the project team receives comments from the general public as well as folks from DRP and other County departments. DRP welcomes all comments from the Rural Town Councils and other stakeholders throughout the County. You all definitely have some say in the crafting of the ARO until such time that the BOS takes action.

I asked Susan if I could attend the September ARTC meeting so I could discuss our new EPIC-LA system and how it can improve communication and collaboration with the Rural Town Councils. For example, we can now automatically email RPC agendas to constituents on a regular basis. However, I can also answer questions about the ARO while I'm there if there is a need/interest.

From: Mitch Glaser
Sent: Friday, July 29, 2016 12:14 PM
To: Jacki Ayer <airspecial@aol.com>
Cc: maryjohnson767@gmail.com; Dean Edwards <dedwards@planning.lacounty.gov>
Subject: Re: access ordinance

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I would appreciate it if you would send it as soon as possible. I have cc'd Mary on the ADTC as well.

Thank you very much
Jacki

Mitch Glaser

From: Mary Johnson <maryjohnson767@gmail.com>
Sent: Tuesday, August 02, 2016 9:42 AM
To: Mitch Glaser
Cc: Jacki Ayer; ARTC- AV; Dean Edwards
Subject: Re: access ordinance

Tried this morning, and access was not restricted. Thanks.

A quick look at Agua Dulce shows the majority fall into the land locked category. Kinda frightening.

Mary

On Mon, Aug 1, 2016 at 9:51 PM, Mary Johnson <maryjohnson767@gmail.com> wrote:

Hi Mitch. Thanks for the links. When I tried the look up link it needs a user name and password. Can the general public use this link?

Mary J

On Aug 1, 2016 6:25 PM, "Mitch Glaser" <mglaser@planning.lacounty.gov> wrote:

Hi Jacki, as requested regarding the Access Requirements Ordinance (ARO):

LINKS

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http://planning.lacounty.gov/assets/upl/data/aro_ord.pdf

Direct link to project page:

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BACKGROUND

The basic background is provided in this memo to the Regional Planning Commission (RPC):

http://planning.lacounty.gov/assets/upl/case/2016-000921_rpc-memo.pdf

Mitch Glaser

From: Mitch Glaser
Sent: Tuesday, August 02, 2016 9:47 AM
To: 'Mary Johnson'
Cc: Jacki Ayer; ARTC- AV; Dean Edwards
Subject: RE: access ordinance

Thanks Mary. Please review the ordinance and let us know if you have any thoughts or suggestions.

From: Mary Johnson [mailto:maryjohnson767@gmail.com]
Sent: Tuesday, August 02, 2016 9:42 AM
To: Mitch Glaser <mglaser@planning.lacounty.gov>
Cc: Jacki Ayer <airspecial@aol.com>; ARTC- AV <ourartc@gmail.com>; Dean Edwards <dedwards@planning.lacounty.gov>
Subject: Re: access ordinance

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Mitch Glaser

From: Three Points-Liebre Mountain Town Council <3pointsliebremountain@gmail.com>
Sent: Tuesday, August 02, 2016 11:05 AM
To: Mitch Glaser
Subject: Re: September ARTC Meeting

Mitch,

If you prefer, you could attend the August 25th ARTC Meeting, so folks would have the opportunity to ask questions, etc., before it goes before the RPC.

Susan

On Mon, Aug 1, 2016 at 5:49 PM, Mitch Glaser <mglaser@planning.lacounty.gov> wrote:

Thanks Susan! As I mentioned, the main topic I'm hoping to discuss is our EPIC-LA system and how we can use it to improve communication and collaboration with the Rural Town Councils. But I can also answer questions about the Access Requirements Ordinance (ARO) if folks are interested. The RPC hearing is September 7 but the September ARTC meeting will occur before the BOS hearing. I received some questions about the ARO from Jacki and I will copy you on the response momentarily.

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Thanks,

Mitch

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Sent: Friday, July 29, 2016 9:49 AM
To: Mitch Glaser <mglaser@planning.lacounty.gov>
Subject: Re: September ARTC Meeting

Mitch,

Mitch Glaser

From: Mitch Glaser
Sent: Tuesday, August 02, 2016 11:24 AM
To: 'Three Points-Liebre Mountain Town Council'
Cc: Elsa Rodriguez
Subject: RE: September ARTC Meeting

Hi Susan, great suggestion. Yes, I am happy to attend on August 25. Please put me down for two items:

- Access Requirements Ordinance
- EPIC-LA and DRP Direct Connect Service

I understand that the meetings are at Fox Field now. I'm not familiar with the facility and was wondering if it had a direct internet connection. I've copied Elsa Rodriguez, who will be helping with the EPIC-LA presentation, so please reply at all your convenience.

Thanks again for coordinating!

From: Three Points-Liebre Mountain Town Council [mailto:3pointsliebremountain@gmail.com]
Sent: Tuesday, August 02, 2016 11:05 AM
To: Mitch Glaser <mglaser@planning.lacounty.gov>
Subject: Re: September ARTC Meeting

Mitch,

If you prefer, you could attend the August 25th ARTC Meeting, so folks would have the opportunity to ask questions, etc., before it goes before the RPC.

Susan

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Thanks,

Mitch Glaser

From: ARTC- AV <ourartc@gmail.com>
Sent: Tuesday, August 02, 2016 12:39 PM
Subject: August 25 ARTC Meeting, Access Requirements Ordinance & EPIC-LA

Hello all,

Mitch Glaser of Regional Planning has information listed below regarding a new Access Requirements Ordinance (for landlocked parcels) that will be heard by the Regional Planning Commission in September. Also note, he will be introducing a system called EPIC-LA to improve communications, and I presume, information sharing and distribution. We will find out!

I have confirmed Mr. Glaser will be at our August 25th ARTC meeting to answer questions regarding the ARO, and EPIC-LA. He has provided information and links below in response to emails from other councils.

From the Regional Planning Memo, April 21, 2016: "Neither Title 22 nor Title 26 (Building) of the Los Angeles County Code currently require proof of physical and legal access prior to the issuance of zoning approvals and building permits. This limits the County's ability to respond to constituent concerns about new development on "landlocked" parcels that do not directly adjoin, and take access from, a publicly dedicated right-of-way. In December 2014, the Department of Public Works initiated collaborative discussions with this Department and the Office of County Counsel regarding "landlocked" parcels and access requirements. These discussions led to a consensus position that it would be preferable for the County Code to require proof of physical and legal access prior to the issuance of zoning approvals and building permits in a manner similar to provisions in the San Bernardino County Code."

Kind regards,
Susan Zahnter
Director
661.724.2043

LINKS

Direct link to latest draft:

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Direct link to project page:

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BACKGROUND

The basic background is provided in this memo to the Regional Planning Commission (RPC):

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I will attempt to elaborate on the background in this email. Over the years, constituents who live in areas with disputed legal access have complained when the County has authorized new development or additions to existing development. Their primary concern was that the County was exacerbating the situation by not requiring proof of physical and legal access. The most recent example was in the Baker Canyon Road area in the unincorporated Santa Clarita Valley. The Department of Public Works' (DPW) Building and Safety Division has traditionally received these complaints because they issue the building permits. However, these complaints could also rightly be directed at the Department of Regional Planning (DRP) because we approve development prior to building permit issuance.

Mitch Glaser

From: Acton Towncouncil <atc@actontowncouncil.org>
Sent: Saturday, August 27, 2016 10:09 AM
To: Mitch Glaser
Cc: Acton Towncouncil; rgrooms@iacbos.org; Vizcarra, Edel; 3pointsliebremountain@gmail.com; Mary Johnson; ARTC- AV; Don Henry
Subject: Access Ordinance slated for RPC hearing on Sept 7, 2016

Hello Mitch;

Having learned on Thursday that the access ordinance is slated for approval by the RPC on September 7, I have asked the ATC to convene a "Special Meeting" to discuss this issue. I do not know if it will be possible to achieve this goal in such a short span of time, particularly given the upcoming holiday weekend. It seems to me that DRP received abundant public comment regarding the draft ordinance at the ARTC meeting on Thursday, and that such input is sufficient to prompt the RPC, on its own motion, to continue the matter. If not, then please accept this email as a formal request made by a County resident that the matter be continued, and understand that efforts are currently underway for the Acton Town Council to provide timely comments in advance of the September 7 RPC hearing.

I realize that the draft Access Ordinance is only a few pages long, and that, from your perspective, it seems a quick and easy thing to review and comment on it. However (and as the Correspondence Secretary for the ATC), I can assure you that it will take several days to prepare substantive comments on the Draft Ordinance which are legally defensible (which are the only kinds of comments that are worthwhile). Why?, because it will require coordination and dialogue with at least one licensed engineer or surveyor, discussions with the fire department (to get a concrete understanding of what is meant by "access that meets FD standards") and factual confirmation from licensed Officers from at least 2 different Title Companies. ALL of this is necessary to assess and "test" the reasonableness and appropriateness of the conditions and requirements that are imposed by the draft Access Ordinance. And ALL of this must be done contemporaneously and in parallel with efforts to address other issues like the High Speed Rail (we have a meeting with the HSR engineers scheduled for August 30), the San Gabriel National Monument Plan and draft NEPA document (released 2 weeks ago; comments pending), the High Desert Corridor Final EIS/EIR (now out for review, comments pending), the Northwest 138 corridor Draft EIR/EIS (now out for review, comments pending), RWQCB TMDL development (now ongoing) not to mention keeping track of, and following up regarding, other ordinances of concern like hauled water, Title 10, Title 22, etc. Given that all of this is being done by volunteers who also have full time jobs and families to take care of, and who (in all likelihood) have not even heard of the Draft Access Ordinance, it seems unlikely that you will receive very many comments from rural residents or town councils before your September 7 deadline.

I trust this clarifies things.

Thank you

Jacki Ayer

Mitch Glaser

From: Dean Edwards
Sent: Monday, August 29, 2016 2:24 PM
To: Jeannine Giem
Cc: Jason Fukumitsu; Mitch Glaser; Dean Edwards
Subject: RE: Access Requirements Ordinance

Ms. Giem,

Thank you for your comments. I will pass them on to the Regional Planning Commission for their consideration.

Dean Edwards
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1354
Los Angeles, CA 90012
(213) 974-6435 ComLine 278

From: Jeannine Giem [mailto:JGiem@hunsaker.com]
Sent: Monday, August 29, 2016 2:09 PM
To: Dean Edwards <dedwards@planning.lacounty.gov>
Cc: Jason Fukumitsu <JFukumitsu@hunsaker.com>
Subject: Access Requirements Ordinance

Hi Dean-

I heard a presentation on the draft Access Requirements Ordinance from DRP staff at the LDAC meeting last month at Public Works. It seems as though this ordinance is directed at already-developed properties that do not meet physical or legal access requirements. However, after speaking to some clients, and re-reading the draft ordinance, we feel as though the ordinance, as currently written, has the potential for broader applicability in the future. Therefore, I wanted to formally submit comments regarding the draft ordinance.

Our office often deals with large, master-planned developments with many open space lots that have neither physical nor legal access. Some open space lots in our projects may have frontage on a private driveway that DRP has waived public street frontage requirements, but still may not qualify as having legal access under this ordinance. Although this new ordinance appears to be targeted at conditions different than what we experience with our master-planned developments, we don't want this ordinance to be interpreted in the future as being applicable to our legally-subdivided open space lots. Our projects are reviewed by staff and then obtain Planning Commission, and sometimes Board approval. We don't want to later be faced with the need to provide physical and legal access to open space lots just because they may involve some grading, agricultural wells, or other use allowable in an open space lot. We feel that once a subdivision has been reviewed and approved by DRP, it should not again be subject to dealing with access issues as it pertains to open space lots. We would feel more comfortable if the "applicability" or "waiver" sections of the ordinance would allow for an exclusion for legally subdivided open space lots.

I appreciate consideration of these comments. Please keep me informed on the progression of this ordinance.

Jeannine Giem, AICP, LEED AP
PRINCIPAL
HUNSAKER & ASSOCIATES LOS ANGELES, INC.

Mitch Glaser

From: Acton Towncouncil <atc@actontowncouncil.org>
Sent: Tuesday, August 30, 2016 10:30 PM
To: Mitch Glaser; Dean Edwards; Rosie Ruiz
Cc: Acton Towncouncil
Subject: ADVANCE PLANNING CASE NO. RPPL2016001716-(1-5) ACCESS REQUIREMENTS ORDINANCE

Please accept this communication as a formal request for continuance of the hearing regarding the above planning case in order for the town council to have time to review and make informed comments on the proposed ordinance. Please also distribute to commissioners.

Sincerely,

AngelaToghia
Acton Town Council

Mitch Glaser

From: Jacki Ayer <airspecial@aol.com>
Sent: Wednesday, August 31, 2016 8:31 AM
To: Mitch Glaser; atc@actontowncouncil.org; Dean Edwards; Rosie Ruiz
Cc: angelatoghia@gmail.com
Subject: Re: ADVANCE PLANNING CASE NO. RPPL2016001716-(1-5) ACCESS REQUIREMENTS ORDINANCE

Thank you Mitch.

Given the compressed schedule that DRP has established for all affected communities to consider the referenced ordinance, and due to extensive scheduling conflicts with member work and travel plans, the Acton Town Council has been unable to convene a Special Meeting to address this ordinance. Therefore, individual ATC members will be emailing you regarding their opinion on the matter. If you receive at least 4 emails from ATC members requesting a continuance, the RPC should deem such correspondence as constituting a majority vote in favor of such action by the ATC itself. You have already received 2 such requests from ATC members from me and Angela Toghia).

Regards

Jacqueline Ayer
Correspondence Secretary for the Acton Town Council

-----Original Message-----

From: Mitch Glaser <mglaser@planning.lacounty.gov>
To: Acton Towncouncil <atc@actontowncouncil.org>; Dean Edwards <dedwards@planning.lacounty.gov>; Rosie Ruiz <ruiroz@planning.lacounty.gov>
Cc: Jacki Ayer <airspecial@aol.com>
Sent: Wed, Aug 31, 2016 7:03 am
Subject: RE: ADVANCE PLANNING CASE NO. RPPL2016001716-(1-5) ACCESS REQUIREMENTS ORDINANCE

Hi Angela:

Your email, as well as Ms. Ayer's email from Saturday and any other correspondence we receive, will be distributed to the RPC tomorrow.

Thanks,
Mitch

Mitch Glaser, AICP
Assistant Administrator
Current Planning Division
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov>
213-974-4971

From: Acton Towncouncil [<mailto:atc@actontowncouncil.org>]
Sent: Tuesday, August 30, 2016 10:30 PM
To: Mitch Glaser <mglaser@planning.lacounty.gov>; Dean Edwards <dedwards@planning.lacounty.gov>; Rosie Ruiz <ruiroz@planning.lacounty.gov>
Cc: Acton Towncouncil <atc@actontowncouncil.org>
Subject: ADVANCE PLANNING CASE NO. RPPL2016001716-(1-5) ACCESS REQUIREMENTS ORDINANCE

Mitch Glaser

From: Mary Johnson <maryjohnson767@gmail.com>
Sent: Wednesday, August 31, 2016 10:15 AM
To: Don Henry; Mitch Glaser
Subject: Fwd: Access Requirements Ordinance
Attachments: 8-29-16DRP-AccessOrdinance.pdf

Sent this morning.

Dear Mr. Edwards:

Attached is our letter relating to the proposed Access Requirements Ordinance.

Mary and Martin Johnson

Mary and Martin Johnson
8001 Clayvale Road, Agua Dulce 91390
maryjohnson767@gmail.com

August 29, 2016

Mr. Dean Edwards dedwards@planning.lacounty.gov
County of Los Angeles, Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: Access Requirements Ordinance
Project No. 2016-000921-(1-5)

Dear Mr. Edwards:

We are residents of Agua Dulce and just recently heard about the new proposed Access Requirements Ordinance. We strongly oppose this ordinance and find that it is unnecessary and extremely burdensome to residents. While we don't oppose this for new development or for subdivisions, applying this to existing legally permitted homes for repair/reconstruction and/or additions/alterations places an undue burden on legally permitted homeowners.

Based on the staff report, the main reason for initiating the proposed ordinance was to respond to constituent concerns about *new* development on "landlocked" parcels that do not directly adjoin, and take access from a publicly dedicated right-of-way. If that is the case, then logically, the ordinance would only address *new* development. It should not be applicable for existing legally permitted structures. Currently, within Title 21, the Department of Regional Planning already requires proof of physical and legal access for all subdivision cases.

Legal and Physical Access is a complicated and heavily litigious matter with many law firms dedicated strictly to this subject. Most disputes are decided within the legal system. Adding this Access Requirements Ordinance is an unnecessary layer of bureaucracy.

We respectfully request the proposed Ordinance be modified to exempt ALL legally permitted structures for any future repair/reconstruction and/or additions/alterations.

Thank you for your consideration.

Mary and Martin Johnson

cc: Mr. Mitch Glaser, Assistant Administrator, Dept. of Regional Planning mglaser@planning.lacounty.gov
Mr. Don Henry, President, Agua Dulce Town Council bh33605@aol.com

Mitch Glaser

From: Katherine Tucker <desertchurros@icloud.com>
Sent: Wednesday, August 31, 2016 2:58 PM
To: Dean Edwards
Cc: Mitch Glaser
Subject: Re: Draft "Access" Ordinance

Thank you. I would like to have time to review and comment.
Sincerely,
Katherine Tucker

Sent from my iPhone

> On Aug 31, 2016, at 2:15 PM, Dean Edwards <dedwards@planning.lacounty.gov> wrote:
>
> Ms. Tucker,
>
> Thank you for your email. It will be forwarded to the Regional Planning Commission for
their consideration.
>
> Dean Edwards
> Los Angeles County Department of Regional Planning
> 320 West Temple Street, Room 1354
> Los Angeles, CA 90012
> (213) 974-6435 ComLine 278
>
> -----Original Message-----
> From: Katherine Tucker [mailto:desertchurros@icloud.com]
> Sent: Wednesday, August 31, 2016 1:37 PM
> To: Dean Edwards <dedwards@planning.lacounty.gov>; Mitch Glaser
<mglaser@planning.lacounty.gov>; Rosie Ruiz <rruiz@planning.lacounty.gov>
> Subject: Draft "Access" Ordinance
>
> Hello Gentlemen,
> I'm Katherine Tucker from the Scton Town Council. I would like to ask for a 90-day
continuance on the Planning Commission decision on Advance Planning Case No. RPPL 2016001716-
(1-5) Access Requirement Ordinance.
>
> Respectfully,
> Katherine Sky Tucker
> (661) 575-7486
>
> Sent from my iPhone

Mitch Glaser

From: Mary Johnson <maryjohnson767@gmail.com>
Sent: Thursday, September 01, 2016 12:46 AM
To: Dean Edwards
Cc: Rosie Ruiz; Mitch Glaser; Edel Vizcarra; Rosalind Wayman; ARTC- AV; Candy Clemente; Don Henry; Ed Porter; Lou Vince; Mary Johnson; Scott Keller; Troy Fosberg
Subject: Request for Continuance of Proposed Access Requirements Ordinance
Attachments: 8-31-16AccessOrdinanceRequestForContinuance.pdf

Dear Mr. Edwards:

Attached please find comments from the Agua Dulce Town Council requesting a continuance and additional community outreach for the Proposed Access Requirements Ordinance.

Please acknowledge receipt. Thank you.

Regards,

Mary Johnson, Secretary
Agua Dulce Town Council
33201 Agua Dulce Canyon Rd, Box 8
Agua Dulce, CA 91390
<http://www.adtowncouncil.com>

Meetings: 2nd Wednesday of the month
at Agua Dulce Women's Club
33201 Agua Dulce Canyon Rd
6:30 PM-Administrative Meeting, 7:00 PM-Community Meeting
All meetings are open to the public

AGUA DULCE TOWN COUNCIL

33201 Agua Dulce Canyon Road * Box Number 8 * Agua Dulce, CA 91390

Website: www.adtowncouncil.com

August 31, 2016

Mr. Dean Edwards
County of Los Angeles Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Via Email to: dedwards@planning.lacounty.gov

**RE: Access Requirements Ordinance
Project No. 2016-000921-(1-5)
Public Hearing Continuance Request**

Dear Mr. Edwards:

Two members of our Council attended the Association of Rural Town Councils meeting of August 24, 2016 to hear Regional Planning staff, Mitch Glaser, AICP, Assistant Administrator give a presentation on the newly proposed Access Requirements Ordinance (ARO).

That meeting, just 2 weeks before the Regional Planning Public Hearing, was the first and only community outreach regarding this proposed ordinance. Based on the staff report, this proposed ordinance may affect 53,264 parcels, of which 49,818 parcels are located in the Fifth District, mainly in the Santa Clarita Valley and Antelope Valley. Specifically, within our community of Agua Dulce, there may be as many as 75% of the homes and parcels that may be affected by the proposed ordinance. It would stand to reason that additional community outreach explaining the ordinance and the new requirements placed on property owners to provide proof of access is necessary.

At the Association of Rural Town Councils meeting, there were a number of comments indicating the burden of proof of both physical and legal access were a bit more complicated than Mr. Glaser was led to believe when staff was writing the proposed ordinance. During discussion, it was discovered that many title companies do not guarantee legal access with Title Insurance. Additionally, physical access requirements by the Fire Department are not specified or referenced within the document.

At the very least, the Agua Dulce Town Council formally requests the hearing be continued and additional community outreach be provided prior to any Public Hearing at the Regional Planning Commission. As a Council, we are unable to fully provide comments and represent our constituents given the short time frame.

- Don Henry, President
(661) 268-1731
BH33605@aol.com
- Mary Johnson, Secretary
(661) 492-5999
maryjohnson767@gmail.com
- Troy Fosberg, Treasurer
(818) 854-0031
damage22@gmail.com
- Ed Porter, Clerk
(661) 992-3692
porteredward@msn.com
- Candy Clemente, Member
cccryder@aol.com
- Scott Keller, Member
(661) 317-5355
scottwilliamkeller@aol.com
- Lou Vince, Member
(310) 597-7154
Lou@LouVince.com

The Agua Dulce Town Council would like to host Mr. Glaser, and any additional Regional Planning staff, for a presentation directly to our community regarding the proposed Access Requirements Ordinance at one of our future regularly scheduled meetings. We meet the second Wednesday of the month. Please contact me to schedule.

Respectfully,

Don Henry

Don Henry, President
Agua Dulce Town Council – 2016

cc: Ms. Rosie Ruiz, Regional Planning Commission Secretary r Ruiz@planning.lacounty.gov
(Please distribute to Commissioners)
Mr. Mitch Glaser, AICP, Assistant Administrator Dept. of Regional Planning
mglaser@planning.lacounty.gov
Mr. Edel Vizcarra, 5th District Land Use Deputy evizcarra@lacbos.org
Ms. Rosalind Wayman, 5th District Deputy rwayman@lacbos.org
Ms. Susan Zahnter, Director, Association of Rural Town Councils ourartc@gmail.com